Responses to Pre-bid Queries for Development of Eight Lane Peripheral Ring Road to Bengaluru City under Public Private Partnership

Sl. No.	Pre-bid Queries	Responses
1.	We are the first company to submit a detailed proposal to BDA for PRR in 2021 under Swiss Challenge. We requested for 10 lane road as the farmers are already compensated and people staying close to PRR can be provided with subsidised passes. We can't provide service roads as it will hamper our income and repayment and destroys the whole purpose of having a world class toll road.	Please refer Annex-1 of Schedule-B. Also refer corrigendum. Refer Article 27 regarding the User Fee for the local users.
2.	We want clarity on the land cost per acre?	The estimated total cost for the land acquisition for this project is Rs. 21000 Crore. Please refer corrigendum.
3.	Currently the cost of steel and cement has gone up so the construction cost would go up by 20% to 30% from the estimation. Is the cost of construction justified thru a DPR from top four consulting companies?	The Bidder shall carry out own due diligence in estimating the project cost. RFP conditions prevail.
4.	Bid Security amount of Rs.270 crores is not justified when BDA doesn't own land for the project?	Please refer Clause 2.1.7 and 2.20 of RFP. RFP conditions prevail.
5.	We want a clear understanding on the payments to be made to farmers: a. Once we as a concessionaire transfer the amount to BDA, what is the security for our amount till BDA gives possession of the land for the project? b. Why don't we as concessionaire transfer the funds directly to farmers as per BDA payment list and own the land for 50 years and then gift it back to BDA? c. As the amount for land acquisition is huge, our investor would look at some security from BDA till possession of the project	RFP conditions prevail. Please refer clause 1.1.3 of the RFP (corrigendum) Please refer corrigendum to Annex-VI Schedule A. The Land acquisition would be carried out by BDA as per the prevailing land acquisition rules.

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	land?	Please refer Article 4 of the DCA
6.	Branding on project road has to be allowed as it the additional source of revenue to repayment debt of the project?	The bidder may carry out the branding activity as per the prevailing applicable laws and permits of the concerned Authorities.
7.	What about development of transport zones?	The transport zone also forms the part of the project and the concessionaire is allowed to develop facilities as per zonal regulations and approvals from the competent Authorities.
8.	If BDA uses Concessionaire money to buy land from farmers, can BDA provide us Bank Guarantee? As complete investment is done by the Concessionaire, why should we share any revenue with the BDA? In turn BDA can charge us a one-time fee for land acquisition?	RFP conditions prevail.
9	BG for EMD 270 crores can it be given from overseas banks?	Please refer Clause 2.20.1 of the RFP
10	The networth stated as 6750 crores and 12000 crores receipts can be from a foreign entity there is no need that this requirement is from an Indian entity please clarify	Please refer Clause 2.1.20and clause 2.2.2 of the RFP;
11	We need the DPR soft copy to study the estimated cost prepared by the department BDA and to review the alignment plan in order to ascertain the viability.	DPR of the Project is uploaded in the KPPP Portal. This is only for reference and indicative. However, the Bidder shall carry out their own assessment and due diligence for the submission of bids. Further, Bidders are invited to

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		examine the Project in greater detail, and to carry out, at their cost, such studies as may be required.
12	Scope for escalation to be made available which should be incorporated in the completion cost. Accordingly the repayment has to be equated.	This project is executed under the Design Build Finance Operate and Transfer (DBFOT) Framework and the bidder shall carry out own due diligence. RFP conditions prevail.
13	The equated annuity payment cannot be made on semi annuity basis meaning which once in 6 months payment so that the repayment will be in equated 100 instalments (50x2=100)	This project is executed under the Design Build Finance Operate and Transfer (DBFOT) Framework and there is no repayment envisaged in this Project. RFP conditions prevail.
14	Lastly bid submission date to be made as 25th March 2024 as there is no time for preparation.	RFP conditions prevail.
15	Lastly can a foreign entity participate in the bidding, is this a global tender or restricted to India , the construction time period should be confirmed as 3 years including Land Acquisition from the date of Appointed date please clarify all these points	Please refer Clause 2.1.20 and clause 2.2.2 of the RFP; RFP conditions prevail
16	RFP Article 2.2.2 To be eligible for this RFP a Bidder shall fulfil the following conditions of eligibility: (A) Technical Capacity: For demonstrating technical capacity and experience (the "Technical Capacity"), the Bidder shall, over the past 5 (five) financial years preceding the Bid Due Date, have ..... In addition, the sole Bidder or in case the Bidder is a Consortium, any member of the Consortium shall necessarily demonstrate	Please refer corrigendum

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	experience of completing construction of major bridge's/rail over bridge's/flyover's, of atleast four lane standard, in the last 5 (Five) financial years preceding the Bid Due Date, having length equal to or greater than 1.65 kms We request authority to delete the highlighted clause in line with Model RFP document adopted by NHAI for the BOT-Toll Project.	
17	DCA Article 10.3.1 Right of Way Authority is requested to kindly provide the present status of the Land Acquisition of the Project for: 1. Total land required. 2. Total land already with the Authority (Govt land if any). 3. Total land to be acquired. 4. Total Agricultural/Forest land to be acquired.	Final Notification has been issued for 1810 Acres; and Preliminary Notification has been issued for approximately 786 acres. Notified land is yet to be awarded and acquired by paying compensation to the land owners from the funds deposited by the Concessionaire as per Annex-VI of Schedule A
18	DCA Article 27 User fee We have come across a gazette notification no. PWD 06 EAP 2012(P3), Bengaluru, dated 07th March 2015 which was issued in supersession of Karnataka Gazette notification vide No. PWD 18 EAP 2009 (P1) Bangalore, dated: 26th May, 2009. Please clarify	Please refer Corrigendum The Fee Rules has been referred to Karnataka Gazette notification vide No. PWD 06 EAP 2012(P3), Bengaluru, dated 07th March 2015.
19	DCA Article 48 Definitions- In the event of termination Article 48 page 135 under topic Total project cost item (c), a sum of RS 6,000 Crores is taken as the capital cost of the project. In this case, please clarify what will happen to the Land Acquisition cost spent towardsLand Acquisition as on the termination date. Also, upon acquisition who will own the lands	Please refer Clause 37.3for Termination Payment relating to land acquisition and Clause 10.3 of DCA DCA conditions prevail.

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	Ownership title. The investor/ developers will never permit the same as the entire money is 100 percent spent by them invested on Lands and in the event of termination what will happen to this money spent on LA and what's the guarantee for the Investor. Please clarify	
20	DCA Annex VI, Schedule-A Timelines and Milestones for Deposit towards Land acquisition by Concessionaire Request the Authority to provide and confirm the land acquisition amount that must be deposited by the Concessionaire.	Please refer corrigendum.
21	DCA Annex VI, Schedule-A Timelines and Milestones for Withdrawal and Land acquisition by Authority Considering the huge level of amount involved in acquisition of land, gap between timelines required for depositing the amount by Concessionaire and withdrawal by Authority should be reduced. Further, timelines for acquisition of land should also be stipulated.	Please refer Clause 10.3 of the DCA. DCA conditions prevail
22	Schedule- R Fee Notification Please provide Schedule- R as early as possible	Please refer Clause 27.1.2 of the DCA

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